| 104.0 | 0002 | 0001.A | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 830,700 / 830,700 |
| | | | | | USE VALUE: | 830,700 / 830,700 |
| | | | | | ASSESSED: | 830,700 / 830,700 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 25 | | OLD MIDDLESEX PATH, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | CAROWELL LLC |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 1193 MASS AVE |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: N |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | FOLEY PAUL W & BARBARA T - |
| Owner 2: | - |
| Street 1: | 25 OLD MIDDLESEX PATH |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 12,667 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1952, having primarily Clapboard Exterior and 1877 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R0 | LARGE LOT | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 12667.000 | 260,100 | 10,600 | 560,000 | 830,700 |
| Total Card | 0.291 | 260,100 | 10,600 | 560,000 | 830,700 |
| Total Parcel | 0.291 | 260,100 | 10,600 | 560,000 | 830,700 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 442.52 | /Parcel: 442.5

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

| | |
|---|---|
| User Acct | 66644 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 09/11/18 |

!8241!

## PREVIOUS ASSESSMENT

Parcel ID: 104.0-0002-0001.A

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 260,100 | 10600 | 12,667. | 560,000 | 830,700 | 830,700 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 223,600 | 10900 | 12,667. | 560,000 | 794,500 | 794,500 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 223,600 | 10900 | 12,667. | 480,000 | 714,500 | 714,500 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 223,600 | 10900 | 12,667. | 448,000 | 682,500 | 682,500 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 223,600 | 10900 | 12,667. | 384,000 | 618,500 | 618,500 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 222,500 | 11000 | 12,667. | 344,000 | 577,500 | 577,500 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 222,500 | 11000 | 12,667. | 318,400 | 551,900 | 551,900 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 222,500 | 11000 | 12,667. | 303,600 | 537,100 | 537,100 | | 12/13/2012 |

## PRINT

| Date | Time |
|---|---|
| 12/10/20 | 22:49:18 |

## LAST REV

| Date | Time |
|---|---|
| 12/01/20 | 08:28:05 |
| mmcmakin | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8241

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| FOLEY PAUL W & | 1486-36 | | 2/29/2016 | Change>Sale | 725,000 | No | No | | |
| | 1082-39 | | 6/1/1991 | | 195,000 | No | No | | Y |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 66644 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 4/5/2011 | 235 | Re-Roof | 9,980 | | | | | |
| 7/28/2008 | 837 | Ingr. Po | 21,750 | | | | | |
| 11/16/2006 | 1002 | Redo Bat | 2,500 | | | G8 | GR FY08 | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 9/11/2018 | MEAS&NOTICE | CC | Chris C |
| 6/8/2009 | Meas/Inspect | 189 | PATRIOT |
| 11/22/1999 | Inspected | 267 | PATRIOT |
| 11/10/1999 | Mailer Sent | | |
| 10/27/1999 | Measured | 264 | PATRIOT |
| 9/13/1991 | | KT | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 12667 | | Sq. Ft. | Site | | 0 | 70. | 0.63 | 4 | | | | | | | | | 560,007 | | | | | | 560,000 | |

Total AC/HA: 0.29079 | Total SF/SM: 12667 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 560,007 | Spl Credit | Total: 560,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 19 - Ranch | | |
| Sty Ht: | 1 - 1 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 2 - Clapboard | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | TAN | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1952 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G12 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Very Good |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Very Good |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 95.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.99989998 |
| Adj $ / SQ: | 128.237 |
| Other Features: | 91809 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 319508 |
| Depreciation: | 59428 |
| Depreciated Total: | 260079 |

## COMMENTS

PDAS EXTRA SINK IN BATH.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 5 | BRs: | 3 | Baths: | 1 | HB | |
|---|---|---|---|---|---|---|---|---|

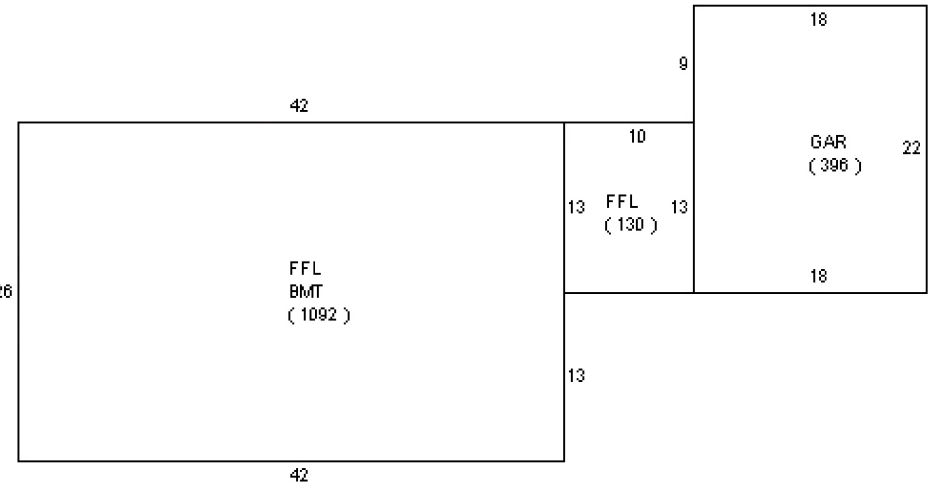
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 5 | 3 | |
| Totals | | | |
| 1 | 5 | 3 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 128.24 |
| Special Features: | 0 | Val/Su Net: | 95.98 |
| Final Total: | 260100 | Val/Su SzAd | 212.85 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,222 | 128.240 | 156,706 |
| BMT | Basement | 1,092 | 57.280 | 62,554 |
| GAR | Garage | 396 | 21.310 | 8,439 |

| Net Sketched Area: | 2,710 | Total: | 227,699 |
|---|---|---|---|

| Size Ad | 1222 | Gross Are | 2710 | FinArea | 1877 |
|---|---|---|---|---|---|

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 60 | G | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

104.0-0002-0001.A

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | Frame Shed | D | Y | 1 | 12X8 | A | AV | 1995 | 0.00 | T | 19.2 | 101 | | | | | | |
| 11 | Pool-Vinyl | D | Y | 1 | 18X38 | A | AV | 2008 | 16.94 | T | 8.8 | 101 | | | 10,600 | | | 10,600 |

| More: | N | Total Yard Items: | 10,600 | Total Special Featues: | | Total: | 10,600 |
|---|---|---|---|---|---|---|---|